

007.0

0001

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,038,900 / 1,038,900

APPRAISED: 1,038,900 / 1,038,900

USE VALUE: 1,038,900 / 1,038,900

ASSESSED: 1,038,900 / 1,038,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
175		BROOKS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BROOKS AVENUE LLC	
Owner 2:		
Owner 3:		

Street 1: P.O. BOX 288

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: NPostal: 02476 Type:

PREVIOUS OWNER

Owner 1: DAVIDSON HENRY E/ETAL -

Owner 2: DAVIDSON HENRY E JR -

Street 1: 30 PARK AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 4,586 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1920, having primarily Wood Shingle Exterior and 2976 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 17 Rooms, and 7 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

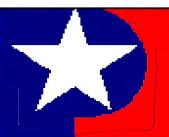
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4586		Sq. Ft.	Site		0	80.	1.22	1									446,064						446,100	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										6219
										GIS Ref
										GIS Ref
										Insp Date
										11/03/17



USER DEFINED

Prior Id # 1:	6219
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	16:24:50
LAST REV	
Date	Time
01/24/18	14:57:25
apro	
PAT ACCT.	
669	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID										
007.0-0001-0013.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	592,800	0	4,586.	446,100	1,038,900	1,038,900	Year End Roll	12/18/2019
2019	105	FV	437,600	0	4,586.	473,900	911,500	911,500	Year End Roll	1/3/2019
2018	105	FV	411,000	0	4,586.	345,700	756,700	756,700	Year End Roll	12/20/2017
2017	105	FV	386,700	0	4,586.	301,100	687,800	687,800	Year End Roll	1/3/2017
2016	105	FV	386,700	0	4,586.	256,500	643,200	643,200	Year End	1/4/2016
2015	105	FV	346,700	0	4,586.	250,900	597,600	597,600	Year End Roll	12/11/2014
2014	105	FV	346,700	0	4,586.	206,300	553,000	553,000	Year End Roll	12/16/2013
2013	105	FV	359,900	0	4,586.	196,300	556,200	556,200		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVIDSON HENRY	44614-123		2/9/2005	Family	99	No	No		
DAVIDSON HENRY	24927-112		10/17/1994		99	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
3/13/2012	224	Re-Roof	10,000						11/3/2017	MEAS&NOTICE	HS	Hanne S
									4/30/2009	Measured	372	PATRIOT
									10/28/1999	Inspected	264	PATRIOT
									9/22/1999	Mailer Sent		
									9/22/1999	Measured	264	PATRIOT

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 13 - Multi-Garden	2H - 2 & 1/2 Sty	3 (Liv) Units: 3	Total: 3	Full Bath: 3	Rating: Average									5 WDK	26			
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: %	A Bath: 1	Rating:									20				
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: GRAY	View / Desir:	3/4 Bath: 1	Rating:									36				
GENERAL INFORMATION				1/2 Bath: 1	Rating: Average									HST SFL FFL BMT				
Grade: C - Average				A HBth: 1	Rating:									3				
Year Blt: 1920	Eff Yr Blt:			OthrFix: 1	Rating: Average									12				
Alt LUC:	Alt %:			OTHER FEATURES				1st Res Grid Desc: Line 1 # Units: 1								3		
Jurisdct:	Fact: .			Kits: 3	Rating: Average	Level FY LR DR D K FR RR BR FB HB L O								10				
Const Mod:			A Kits: 1	Rating:	Other								HST SFL FFL BMT					
Lump Sum Adj:			Fpl: 1	Rating:	Upper								18 3 18					
INTERIOR INFORMATION				WSFlue: 1	Rating:	Lvl 2								4 26 4				
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall: %	Partition: T - Typical	DEPRECIATION				Lvl 1										
Prim Floors: 3 - Hardwood	Sec Floors: %	Total: 18.6 %	Override: 18.6 %	Phys Cond: GD - Good	18. %	Exterior:	No Unit	RMS	BRS	FL	Lower							
Bsmnt Flr: 12 - Concrete	Subfloor:			Functional: 1	18. %	Interior:	1	3	1									
Bsmnt Gar:			Economic: 2	18. %	Additions:	2	7	3										
Electric: 3 - Typical			Special: 3	18. %	Kitchen:													
Insulation: 2 - Typical			Override: 18.6 %	18.6 %	Baths:													
Int vs Ext: S			CALC SUMMARY				Plumbing:											
Heat Fuel: 1 - Oil			Basic \$ / SQ: 170.00				Electric:											
Heat Type: 3 - Forced H/W			Size Adj.: 1.00282252				Heating:											
# Heat Sys: 3			Const Adj.: 0.98990101				General:											
% Heated: 100			Adj \$ / SQ: 168.758				Total: 3 17 7											
Solar HW: NO			Other Features: 162500															
% Com Wall			Grade Factor: 1.00															
MOBILE HOME				NBHD Inf: 1.00000000														
Make: Model: Serial #: Year: Color:				NBHD Mod:														
SPEC FEATURES/YARD ITEMS				WtAv\$/SQ: AvRate: Ind.Val:														
				Adj Total: 728251 Juris. Factor: Before Depr: 168.76														
				Depreciation: 135455 Special Features: 0 Val/Su Net: 137.35														
				Depreciated Total: 592796 Final Total: 592800 Val/Su SzAd: 199.19														
								PARCEL ID 007.0-0001-0013.0										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N Total Yard Items: Total Special Features: Total:																		